

Beginning at an iron pipe marker in the North margin of Route No. 17, said point being located North 53 degrees 32 minutes West 202.24 feet from Edgar C. Virts boundary line, and running thence by lines of division now made, (1) North 30 degrees 00 minutes East 220.0 feet to an iron pipe marker, (2) South 60 degrees 00 minutes East 102.0 feet to an iron pipe marker, (3) South 30 degrees 00 minutes West 231.0 feet to an iron pipe marker in the North margin of the aforesaid State Road Route No. 17, (4) South 30 degrees 00 minutes West 20.0 feet into the center of said road and with the same, (5) North 53 degrees 32 minutes West 102.12 feet, (6) North 30 degrees 00 minutes East 20.0 feet to the place of beginning, containing 0.57 of an acre of land, more or less.

Said piece or parcel of land being all and the same real estate conveyed unto your Complainants by James E. Ferrell and Ruth E. Ferrell, his wife, in a Deed dated June 25, 1959, and recorded in Liber 621, folio 118, one of the Land Records of Frederick County, Maryland; a copy of said Deed being filed with the Bill of Complaint and marked "Exhibit 1."

That said tract or parcel of land described as Exhibit 1. is a part of the same tract or parcel of real estate conveyed in a Deed dated April 1, 1937 and recorded in Liber 406, folio 599, one of the Land Records of Frederick County, Maryland, from James T. Didiwick and Clara D. Didiwick, his wife, to James E. Ferrell and Ruth E. Ferrell, his wife, a copy of said Deed being attached to the Bill of Complaint and prayed to be taken as a part thereof, marked "Exhibit 2."

That said tract or parcel of land described in Exhibit 1. is a part of the same tract or parcel of real estate conveyed in a Deed dated September 12, 1931, and recorded in Liber 380, folio 543, one of the Land Records of Frederick County, Maryland, from Charlotte W. Hilleary, widow, Harry W. Hilleary, unmarried, Sallie W. Lewis and Robert Lewis, her husband, Ann T. Hilleary, Janet H. Hilleary Botts, Clarence L. Hilleary, Ridgely B. Hilleary, Richard W. Hilleary, H. Worthington Hilleary and William Murray Hilleary, to James T. Didiwick and Clara D. Didiwick, his wife, as tenants by the entireties; a copy of said Deed is attached to the Bill of Complaint and prayed to be taken as a part thereof, marked "Exhibit 3." Said Deed marked Exhibit 3. does not recite the marital status of Ann T. Hilleary, Janet H. Hilleary Botts, Clarence L. Hilleary, Ridgely B. Hilleary, Richard W. Hilleary, H. Worthington Hilleary and William Murray Hilleary, nor did any of the spouses of these Grantors join in said conveyance.

That the aforesaid tract or parcel of real estate is a part of the same tract or parcel of land described and conveyed in a Deed from Sarah Ellen Knapp Addoms to Charlotte Wheeler Hilleary, widow, Harry Wheeler Hilleary and Sallie